

CITY OF SANTA CLARA BUILDING INSPECTION DIVISION

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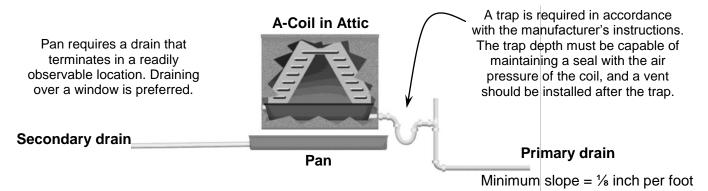
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Residential Condensate Disposal Requirements - 2013 CMC

Air conditioner cooling coils require a condensate drain with a trap in accordance with the manufacturer's instructions (312.1). The condensate drain must go to a drywell or an indirect waste, or to a condensate pump that connects to the drywell or indirect waste. An indirect waste connection can be made to a laundry standpipe, an accessible inlet on a bathtub overflow, or to a sink tailpiece (312.6). Condensate from a high efficiency (Category IV) furnace can be combined with the AC condensate. Condensate cannot be combined with the discharge of a temperature and pressure relief valve.

Air conditioner cooling coils in an attic also require a drain pan that extends fully beneath the area of the cooling unit. The pan requires a drain that discharges in a location that is readily observed (312.2). This requirement also applies to high-efficiency (Category IV) furnaces.



Condensate is typically terminated in drywells. Drywell specifications are as follows:

- 1. The minimum size of a residential drywell is 2 foot square by 2 foot deep.
- 2. The nearest edge of the drywell shall be at least 3 feet from any structure or building foundation.
- 3. The drywell shall be filled with minimum 1" rock.
- 4. The top of the drywell shall be covered with building paper or plastic sheeting with 6" of earth or concrete above the paper.
- 5. The condensate pipe from the cooling coil (min. 3/4") shall connect indirectly to a minimum 11/2 in. drainpipe. The indirect connection shall be made by an air break at the edge of the foundation.

